



InvestInMemphis Current Projects

The following slides will preview some current projects that are underway or that are just finishing with our company. There are a few examples of each of the 3 investment strategies that we promote through our company...

1. Purchase / Rehab / Refi – This investment strategy gives you the most bang for the buck. Use short term financing to purchase and renovate the home, then refinance at 75% of ARV – **You can buy with None Of Your Own Money!!!**
2. Cash Purchases – This investment strategy focuses on low dollar purchases where the investor spends less than 40k total out of pocket to achieve up to **18% Cash on Cash Returns** and create **UP TO \$550 CASH FLOW / MONTH!**
3. Special Bank Financing – This investment strategy involves local banks that will finance “their” foreclosures. The special financing they have in place offers **3.5% interest** rate loans for full doc borrowers and **6% for STATED INCOME** borrowers!! **Cash Flows up to \$450 / Month!!**



INVEST IN MEMPHIS
a division of Enterprise Realtors, Inc.

Phone: 901-867-1000
6280 Chester St, Suite 101
Arlington, TN 38002

Current Projects – Just closed this week

**4061 Hampton Manor
Memphis, TN 38128**



Strategy 1
Purchase/Rehab/Refi

Purchase Price - \$47,500

ARV – \$108,000

Renovation Cost -\$13,500

Closing Cost - \$8,518

2 Closing Cost Reflected

Out of Pocket (after refi) -\$0!!

Equity Position – 27k

Projected Rent \$850 / month

Cash Flow - \$211 / month

ROI – 100% +

(No Money Invested)

Perfect example of a purchase using short term financing – renovate – refinance at 75% LTV (Fannie Mae Product) – Using none of your money!!!



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Current Projects – Just closed this week

**3372 Hanna Dr
Memphis, TN 38128**



Strategy 1
Purchase/Rehab/Refi

Purchase Price - \$28,636

ARV – \$73,000

Renovation Cost -\$16,700

Closing Cost - \$8,805

2 Closing Cost Reflected

Out of Pocket (after refi) -\$0!!

Equity Position – 18k

Projected Rent \$825 / month

Cash Flow - \$215 / month

ROI – 100% +

(No Money Invested)

Another perfect example of a purchase using short term financing – renovate – refinance at 75% LTV (Fannie Mae Product) – Using none of your money!!!



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Current Projects – Rehab just finished

**1730 Gregory St,
Memphis, TN 38127**

**Strategy 2
Cash Purchase**



**Purchase Price - \$20,000
ARV – \$55,000
Renovation Cost -\$14,000
Closing Cost - \$1,250
1 Closing Cost Reflected**

CASH SALE

**Total Project - \$36,250
Equity Position – 19k
Rented for \$684 per month
Cash Flow - \$484 /month
ROI – 16.8%**



Home was viewed and leased during the rehab process. Projected rent range \$600 to \$700 – Rented at \$684!



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Current Projects – Rehab underway

**2771 Dauphin Ln
Memphis, TN 38127**



Strategy 2
Cash Purchase

Purchase Price - \$20,000
ARV – \$65,000
Renovation Cost - \$15,500
Closing Cost - \$1,250
1 Closing Cost Reflected

CASH SALE

Total Project - \$36,750
Equity Position – 28k
Cash Flow - \$548
Rented for \$800 per month
ROI – 16.8%

Home has already rented – Sect 8 Tenant - \$800 / month before completed!!



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Current Projects – Rehab underway

**3755 Denver St.
Memphis, TN 38127**



Strategy 2
Cash Purchase

Purchase Price - \$20,000
ARV – \$65,000
Renovation Cost -\$16,500
Closing Cost - \$1,250
1 Closing Cost Reflected

CASH SALE

Total Project - \$37,750
Equity Position – 27k
Cash Flow - \$548
Projected Rent \$750 / month
ROI – 16.8%

Renovations should be completed within 10 days – Turned into 4 bed / 2.5 bath home to increase rent!!



Current Projects – No rehab needed

**6912 Dovefield Ln
Bartlett, TN 38135**

**Strategy 3
Special Bank Financing**



Purchase Price - \$115,000

ARV – \$155,000

Equity Position - \$38,500

10.1% Down – \$11,615

Closing Cost - \$1,250

Renovations - \$1,500

Total out of Pocket - \$14,500

3.5% Interest Rate for 1st 5 yrs

Rented for \$1,250 per month

Cash Flow - \$476 / month

ROI – 39.8% (1st 5 yrs)

Very little rehab needed – Closed and rented in 2 day period for \$1,250!!



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Current Projects – Closed 3/13/09

**4631 Blanding Ave
Memphis, TN 38118**

Strategy 3
Special Bank Financing



Purchase Price - \$33,000

ARV – \$80,000

Equity Position - \$37,000

10.1% Down – \$3,333

Closing Cost - \$1,500

Renovations - \$10,000

Total out of Pocket - \$14,833

5% Interest Rate for 1st 5 yrs

Projected Rent \$850 / month

Cash Flow - \$435 / month

ROI – 35.1% (1st 5 yrs)

4 bedroom / 2 bath home – should rent for \$850 on Section 8 program



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Join the many investors who are currently using Enterprise Realtors to assist them in investing in real estate. As Realtors, we are governed by a “Code of Ethics” and are bound to treat everyone honestly. When choosing partners to help you invest, remember the old saying “**Buyers Beware**”. There are many groups out there selling investment real estate and claim to be looking out for you when presenting properties. Just remember, you are probably buying one of “Their” properties. Or, you contact the listing agent who works for the seller. At Enterprise Realtors, we present properties that are from many different sources (HUD Foreclosures, Bank REO’s, Wholesalers properties) and we have no preference to which one you purchase. We are here to assist you in the process and allow you to achieve the most equity / cash flow / ROI possible without having a bias to a particular property.

To get started with our team, please contact [*Chris Peak at 731-217-9935*](tel:731-217-9935) or e-mail us at [**MemphisREOAgent@gmail.com**](mailto:MemphisREOAgent@gmail.com).